

CAMP NAVAJO ENHANCED USE LEASE PROJECT

Questions & Answers

Last Updated: 2/21/06; 2:00pm EST

#	Question	Answer	Source	Comment
1	What are the requirements to fence in or out the EUL site from the Camp?	<p>There are no requirements for the Developer to construct an impenetrable or significant barrier between the Camp and the EUL area. However, the Camp does expect the Developer to establish a demarcation line, such as by constructing a range fence or its equivalent.</p> <p>Details of fencing and related access issues will be negotiated and determined with the selected Developer during the development of the Business & Leasing Plan.</p>	Industry Forum	
2	The Camp has locomotives. Will the camp make these locomotives available?	There are three locomotives at the Camp -- an 80-ton and two 60-ton locomotives. The Developer would pay for any use of the locomotives through a contract with the Camp.	Industry Forum	
3	How are the warehouses ventilated?	The warehouses are ventilated naturally. There are no heating or cooling systems. They have electricity and sprinklers. Their load power levels are 480 volt, three-phase 60 hertz. The sprinklers are not currently active and may require refurbishment to make usable.	Industry Forum	
4	Are the igloos on the site empty?	Yes. The igloos on the EUL site are empty and will remain empty. The igloos located in the golf area adjacent to the EUL site are currently empty; however, the Camp may store non-explosive commodities in these adjacent igloos in the future.	Industry Forum	
5	How deep is the Camp well?	The Camp well is over a quarter of a mile deep and runs through three aquifers. The deep well is capable of producing 150 gallons of	Industry Forum	

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		water per minute. In addition, there are two springs that run into Camp Navajo. They produce at a seasonal high point of about 150 gallons per minute down to a seasonal low point of about 55 gallons per minute.		
6	Is it possible to push back the response date from March 6th to the end of the month?	The proposal response date has been changed to March 31, 2006 at 5:00pm. Check the website for additional details and updates: http://eul.army.mil/navajo/documents.htm	Industry Forum	
7	It has been stated that the Camp is a money-making operation. Will the Camp compete with the Developer for tenants?	The Camp will not compete with the EUL Developer or its tenants.	Industry Forum	
8	How much of the warehouse space is currently being used in terms of square footage of the total that exists on the installation?	In the general warehouse space, there is a little over 600,000 square feet. Currently, there are five out of fifteen bays occupied, totaling a little over 200,000 square feet, or one-third of the available space. Based on anticipated customer demand for 2007, the Camp may occupy two more bays, or 80,000 additional square feet. With respect to the igloos, they are about 35-percent full with explosive storage.	Industry Forum	
9	Are the surveys and topographical maps for the site area available	The only topographical maps we have are 1-to-25,000ths. USGS or other sources may have maps with a better resolution.	Industry Forum	

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	down to two feet?			
10	What is being done to ensure good ingress, egress and traffic flow to this site?	Right now, there is one overpass providing ingress and egress to the Camp. Future overpasses will need to be worked out between the selected Developer, Camp Navajo, the State of Arizona, and local governments. The Camp will do all that it can to work with the Developer and other appropriate entities and stakeholders to try to improve and upgrade road access.	Industry Forum	
11	Relative to building construction codes, what entity has jurisdiction over the EUL area?	The Camp falls under exclusive Federal jurisdiction and, therefore, is not generally required to meet local planning and zoning, or building codes and standards. Nonetheless, the Camp policy is to continue being a good neighbor to the local community. We encourage the EUL Developer to approach this opportunity to the extent feasible in the same manner as it would a development off the installation. In that respect, the EUL Developer will be expected to follow applicable federal, state and local regulations, codes and standards. See below for more information on this matter.	Industry Forum	Camp Navajo needs to confirm its jurisdiction.
12	Does the Camp plan to continue using the existing active warehouses?	The three warehouses on the EUL site are an integral part of the Camp's current mission and its primary source of revenue. The Camp needs this space or some equivalent thereof. The Camp would consider various options for making equivalent space available, including, but not limited to reasonable access to current warehouses, or building new warehouses elsewhere on the installation.	Industry Forum	
13	Do the existing warehouse tenants desire	Yes. The Camp's current customers will remain.	Industry	

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	to remain on the installation?		Forum	
14	What are the metal posts? They were noted on the western edge of the site.	They are lightning rods for the truck-holding area, or safe haven. They are located on the EUL site; whether they would remain on the site is subject to negotiation between the Camp and the Developer. The safe havens are for truck drivers to safely park without leaving their vehicles in a public location. Federal regulations require truck drivers who are not in transit and carrying any type of explosive, even small ammunition, to be under lightning protection.	Industry Forum	
15	What is the general condition of the rail spurs on the site?	The rail spurs are all operational. The Camp uses its 80-ton and two 60-ton locomotives daily to move its customers' commodities on these spurs.	Industry Forum	
16	Is there water and sewer to the site?	Yes. There are water and sewer lines. Some of them need upgrades. Information on the water and sewer lines, including their location, is available on the web site at http://eul.army.mil/navajo/environmental.htm	Industry Forum	
17	Are there environmental issues on this site?	There are a few historical sites. Most of them are on the fringe of or outside the EUL area. We don't anticipate these historical sites being a problem, since most of them are in a location where there will likely be no construction or other activity.	Industry Forum	
18	Are the environmental issues described	There is an environmental checklist on actions to date that is included on the CD and in the documentation on the website. A full	Industry Forum	

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	anywhere in the documentation that's been distributed on the CD?	Environmental Baseline Survey (EBS) is being prepared.		
19	What is the timeline for the Environmental Baseline Survey?	The EBS is currently underway. We expect it to be completed by April. As soon as it is completed it will be posted to the EUL web site: http://eul.army.mil/navajo	Industry Forum	
20	Can we get more detail on what explosive or flammable products are stored at the camp?	No. That information is for official use only. However, there is nothing that will endanger anything in the EUL area. The purpose of the defined explosive arc is to protect the EUL area.	Industry Forum	
21	How many megawatts of power will the cogeneration plant produce, and how many pounds of pressure for steam?	For developers who are proposing to build a cogeneration plant, the Camp expects them to provide information on the expected output of the proposed plant. While the Army believes cogeneration is a viable and compatible use for this site, we are not requiring this use nor prescribing its size. We are looking to the Developer to come up with the most appropriate uses for the site.	Industry Forum	
22	How many megawatts of power does the Camp use?	The current infrastructure right now, including the training site and all the igloos, uses approximately 3 megawatts of electrical power.	Industry Forum	
23	What is the total energy capacity of the current system?	14.1 megawatts of electrical power.	Industry Forum	

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24	Is there natural gas to the site?	Yes. There is a four-inch gas line along the Burlington Northern Santa Fe railroad tracks.	Industry Forum	
25	Describe the security advantages of the Camp and also what security will be in place for ingress and egress from and to the final industrial park.	<p>The Camp has 24/7 security and fire protection. Regarding security, the Camp's security personnel will be able to detect anybody that is coming in our fence line. Building 8, near the entrance, has a camera that can track 360 degrees. It will be able to detect if anybody is coming over the overpass, or down the fence lines.</p> <p>Regarding fire protection, the Camp is the only full-time fire department in the area. The nearest alternative is in Flagstaff.</p> <p>Regarding utilities, the EUL Developer is free to negotiate the provision of services with other providers, such as APS or UniSource.</p> <p>The EUL Developer will have to reimburse the Camp for services that would normally be paid for by the Developer or provided by a municipality or some other tax-funded entity, including, but not limited to security, fire, and directly provided common utilities. The Camp will work with the Developer to establish their requirements and agree to fair compensation for services provided by the Camp.</p>	Industry Forum	
26	Who is responsible for producing environmental documentation and what is required?	<p>The Camp will complete the Environmental Baseline Survey (EBS). Environmental documentation is included on the Camp Navajo website at http://eul.army.mil/navajo/environmental.htm</p> <p>Beyond the EBS and the data already provided, the Camp does not have any additional environmental documentation that it can provide. The EUL Developer is required to comply with applicable</p>	Industry Forum	

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		environmental regulations, the same as if the development were located off-post.		
27	Why would the area within the explosive arc be included in the EUL area if that portion cannot be used?	Before the ground lease is signed, the final boundaries will exclude the explosive arc.	Industry Forum	
28	Can you describe the impact of the explosive arcs?	The outer most edge of the arc is where the furthest piece of shrapnel would land in the event of an explosion, which is highly unlikely to occur. Army regulations prohibit allowing civilian activities within an explosive arc, thereby putting civilians in harm's way. Anything beyond that arc is considered safe.	Industry Forum	
29	Can you describe the information that is included on the disks that were handed out at the Industry Forum?	The disk contains: the record of environmental consideration, a listing of all the environmental projects that were identified in 1990 in the master environmental plan and the status of those projects, all of the utilities, facilities and infrastructure in the area, including the rail, all the water lines, and the buildings. The documents have been scanned and contain the blue lines and the plans. Go to the web site to obtain instructions on how to obtain these documents: http://eul.army.mil/navajo/environmental.htm	Industry Forum	
30	Will questions from potential bidders be shared with all	Yes. All questions from potential bidders and the associated answers will be maintained on this list and made available through the website at: http://eul.army.mil/navajo	Industry Forum	

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	developers?			
31	Will information be provided on potential end users?	<p>During the selection process, neither the Army nor Camp Navajo will discuss potential tenants who have made inquiries regarding the site. Developers are expected to do their own research and due diligence regarding potential tenants or end-users. The Arizona Department of Commerce and the Greater Flagstaff Economic Council have compiled considerable data regarding the markets and the types of industries of companies that have inquired about obtaining space in the Northern Arizona and Greater Flagstaff Area. Links to these organizations are available at the EUL web site: http://eul.army.mil/navajo.</p> <p>Once the EUL Developer is selected, all the information the Army has regarding potential tenants will be made available.</p>		
32	Will the property be subject to local property tax?	<p>Although federal land is generally not subject to local property tax, payments can and are made to local governments in support of services provided by those governments that benefit the users of federal land. The Camp expects to provide, on a reimbursable basis, many of those services that would normally be funded by property tax and provided by local governments, such as police, fire protection, water, and sewer. Other services may be provided by the County for which the County may expect reimbursement. The Camp will work with the Developer and the County to ensure that any payments or reimbursements to the County and Camp Navajo are appropriate to the services provided without unnecessary duplication.</p>	Industry Forum	

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33	As I understand the EUL program, the maximum term for an EUL is 50 years. Can the contract include an extension, for example, 25 to another 50 years?	<p>The EUL authority (Section 2667, Title 10) limits leases to five years, unless otherwise approved by the Secretary of the Army. The Secretary of the Army has regularly approved 50-year leases. To date, the Army has not gone beyond 50 years. Therefore, the Army does not anticipate having initial lease periods of more than 50 years.</p> <p>In regard to options, the lease may include an option at the government's approval. It is anticipated that projects with long absorption periods will require multiple 50-year leases and that the Master Developer holding these leases may want to have them mature at the same time. Therefore, extension options may be allowed in the lease. These details will be negotiated during the development of the Business & Leasing Plan.</p>	Industry Forum	
34	Will the list of everyone receiving the RFP be made available?	<p>The list of everyone who registered for and attended the Camp Navajo Industry Forum is posted to the EUL web site: http://eul.army.mil/navajo/conference.htm</p>	Industry Forum	
35	Is there significant opposition to development on this site?	<p>There is no opposition to the development of this site that we are aware of. The Arizona Department of Commerce, the Coconino County Executive, and the Mayor of Flagstaff have expressed support for the project.</p> <p>The Army requires that the selected Developer have community relations expertise on their team. Once the EUL Developer is selected, the Army, the Camp, and the Developer's team will work proactively to educate and receive input from all relevant</p>	Industry Forum	

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		stakeholders in the community regarding the development project.		
36	Are there any floodplain considerations?	No. There was a wetland near the site, but that wetland is now dry.	Industry Forum	
37	Has Camp Navajo ever been locked down for a security reason and, if so, could this affect the EUL?	Camp Navajo was locked down during 9-11 for a short period. If the EUL site has its own egress and ingress route, then a shut down of Camp Navajo proper should have no impact. Nonetheless, we can make provisions in the lease for rent abatement or other ways to allow access if there were a lockdown for a long period of time.	Industry Forum	Can we be specific regarding how long the camp was shut down for 9-11?
38	Will the EUL project have to comply with height restrictions or any other building standards required by the County?	The selected Developer will be expected to build to County building codes and standards, and will be accountable for complying with health and safety standards. Since the County has not zoned Camp Navajo for land use, the County's zoning ordinance, as it applies to height and other restrictions, generally will not apply. However, as part of its good neighbor policy, the Camp is sensitive to restrictions on nighttime lighting due to the nearby presence of the Naval Observatory. The Camp expects the Developer to respect this policy and prefers that the Developer follow the County zoning ordinance for nighttime lighting. The Army and Camp Navajo will work with the Developer and the County to address specific issues.	Industry Forum	
39	How important is the biomass cogeneration plant component to the grading criteria in the	Each of the evaluation factors in the Notice of Opportunity to Lease (NOL) is of equal importance. There is a requirement to submit a Plan for the Provision of Industrial Facilities and Services (Section V) but there is no specific requirement that this Plan include a	Industry Forum	.

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	RFQ proposal?	biomass cogeneration plant. The Army and the Camp are looking for the best deal possible, based on market conditions and the mission of the Camp, and with sensitivity and respect for the community. We are looking for the development teams' proposals to reflect their vision, creativity and sense of the market. The NOL discusses some uses that are viable, but these are not prescribed.		
40	<p>Given that this is a Department of Defense site, how involved will the U.S. Army Corps of Engineers be with the type of structures that go in? Will the structures be susceptible to progressive collapse requirements?</p> <p>The Army Corps of Engineers has a lot of LEED's requirements on buildings now. Will any of those be applicable?</p>	Department of Defense (DoD) building standards will not be imposed upon development in the EUL area. Structures in the EUL area should be built for private sector use, according to private sector standards and market conditions, and in compliance with applicable County codes, just as if the development were occurring off-post. However, if the EUL Developer builds a facility for Camp Navajo as part of its in-kind consideration, such facility may be required to meet DoD standards. The type and scope of in-kind consideration will be discussed in the Business & Leasing Plan and throughout the lease term.	Industry Forum	
41	Will the selection group that will evaluate the proposals be primarily Army personnel? Will there be local people involved, or will it all be	All the people who are voting members on the source selection board will be either Federal Government employees or employees of the Arizona National Guard. The board is designed to bring the right people, with the right skills to be able to evaluate the proposals. We also utilize industry advisors, who are free of any conflicts of interest, to support the source selection board.	Industry Forum	

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	people in Washington?	Local government people and people employed outside of the Federal government or Arizona National Guard will not serve on the source selection board. While it is technically a real estate transaction and not a procurement, the Army runs the process as if it were a Federal government procurement and with all the rigor, protocol, and strictness that entails, in order to protect and ensure the integrity and fairness of the process.		